

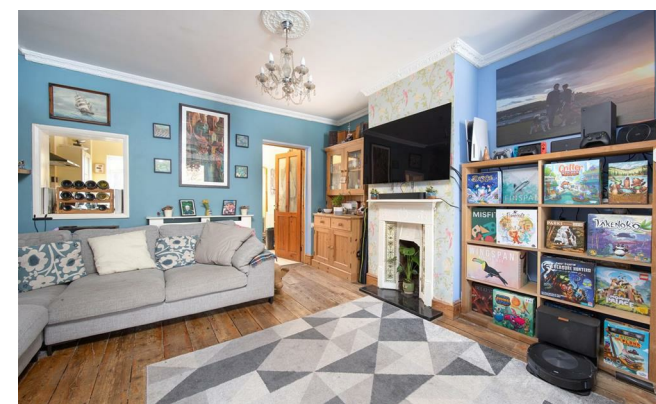


9 Gloucester Road

Trowbridge BA14 0AA

A fantastic opportunity to purchase a deceptively spacious, mid terrace, Victorian house within the popular Gloucester Road area, close to town centre, schools, park & railway station. Accommodation comprises entrance hall, sitting room open plan to lounge/dining room with feature fireplaces, kitchen/breakfast room, family bath/shower room, two double bedrooms and large attic room. Benefits include UPVC double glazing, gas central heating and large south-east facing gardens with private aspect. Early viewing highly recommended. Vendor suited.

Guide Price £230,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door to the front with transom window over. Stripped wood flooring. Fuse box. Part glazed tripped wood door to the:

Sitting Room

11'0 x 10'9 (3.35m x 3.28m)

UPVC double glazed window to the front. Radiator. Feature fireplace with wood mantle, tiled surrounds, marble hearth and living flame gas fire inset. Stripped wood flooring, coving and ceiling rose. Opening to the:

Lounge/Dining Room

14'5 x 12'7 (4.39m x 3.84m)

Radiator. Feature cast iron fireplace with tiled inserts and marble hearth. Stairs to the first floor. Stripped wood flooring, coving and ceiling rose. Television point. Window aperture to the kitchen. Part glazed stripped wood door to the:



Kitchen/Breakfast Room

13'2 x 12'11 (4.01m x 3.94m)
UPVC double glazed window and door to the rear. Radiator. Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Ceramic one and a half bowl sink drainer unit with mixer tap. Space for gas range cooker with extractor hood over. Plumbing for washing machine and dishwasher. Space for American style fridge/freezer. Breakfast bar. Tiled flooring.

FIRST FLOOR

Landing

UPVC double glazed window to the front. Study area. Balustrade. Stairs to the second floor/attic room. Stripped wood flooring. Stripped wood doors off and into: utility cupboard with space for dryer and wall mounted boiler.

Bedroom One

12'7 x 9'4 (3.84m x 2.84m)
UPVC double glazed window to the rear. Radiator. Built-in double wardrobe. Stripped wood flooring.

Bedroom Two

11'1 x 9'0 (3.38m x 2.74m)
UPVC double glazed window to the front. Radiator. Feature cast iron fireplace. Stripped wood flooring.

Family Bath & Shower Room

Obscured UPVC double glazed window to the rear. Towel radiator. Four piece white suite with fully tiled surrounds comprising panelled bath with shower mixer tap, shower cubicle with mains shower over and door enclosing, pedestal wash hand basin and w/c. Tiled flooring.

SECOND FLOOR

Attic Room

16'2 x 14'5 max (4.93m x 4.39m max)
UPVC double glazed window to the rear. Radiator. Access to eaves storage. (Currently used as a bedroom)

EXTERNALLY

To The Front

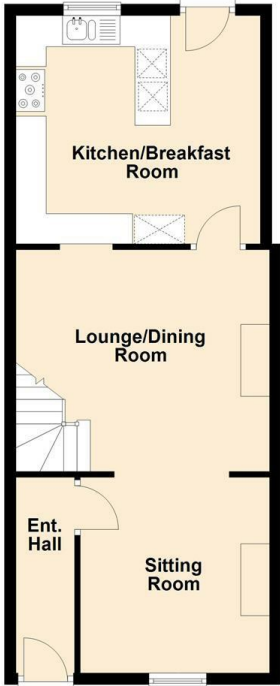
Path to the front door. Area laid to loose stone chippings with tree and shrubs.

To The Rear

Large enclosed south-east facing garden with private aspect comprising patio area to the immediate rear, areas laid to lawn, pebble and stepping stone pathway leading the length of the garden; and a variety of plants, trees and shrubs. Outside tap and light. All enclosed by fencing.



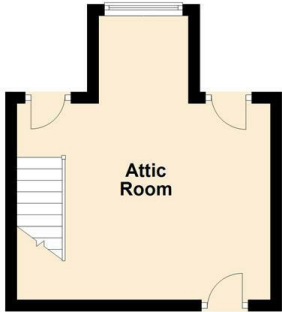
Approx. 49.8 sq. metres (536.1 sq. feet)



Approx. 42.4 sq. metres (456.1 sq. feet)



Approx. 17.4 sq. metres (187.8 sq. feet)



Total area: approx. 109.6 sq. metres (1180.0 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

